



REDEFINING KILPAUK'S SKYLINE

Λ M Ā R Λ  
ahaana

## BRAND AMĀRA

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- AMĀRA homes, formed under A. R. Foundations Pvt. Ltd. is one of the leading luxury real estate development companies in Chennai.

- Founded in 2005 by Amarnath Reddy, AMĀRA has a diversified product mix comprising of Residential, Commercial, Information Technology (IT) Parks, Retail and Hospitality. Projects such as Acropolis in R. K. Salai, Sheraton Grand Resort on ECR, retail spaces in Palavakkam and AMĀRA Avana on College Road have shaped the cityscape

- AMĀRA homes, being one of the fastest developers, delivers top-of-the-line quality while delivering ahead of promised timelines with a reputation of

complete transparency and an emphasis on honouring commitments. Our homes are a blend of modern practices and traditional values. We offer the best professional service from start to finish while assuring ethical business practices in all areas.

- Stringent quality standards, a high degree of dependability and unflinching attention to detail makes us the brand of choice for customers.

- Our clientele for commercial projects include global leaders such as Oracle, McKinsey, Thomson Reuters, RR Donnelley, Citibank and many more.



AMARA  
ahaana

## A SOPHISTICATED ABODE OF PURE ARCHITECTURAL BRILLIANCE

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Enter the realm of unrivaled refinement at Amara Ahaana, a pinnacle of sophistication soaring 12 stories high, graced with 23 meticulously crafted signature residences. This architectural marvel transcends the ordinary, seamlessly marrying contemporary allure with timeless grandeur. The opulent lobby serves as a prelude to an extraordinary living experience, where each of the 23 residences stands as a bespoke masterpiece, a testament to the fusion of artistry

and lavish comfort. Embrace the sweeping panoramas that unfold through every window, offering residents an uninterrupted dialogue with the city's pulse. Within, curated interiors speak the language of elegance, harmonizing with avant-garde amenities that redefine the essence of indulgence. Amara Ahaana is more than a residence; it's an ode to the connoisseur's lifestyle, where every detail is a brushstroke in the canvas of opulence, and luxury is not merely embraced but personified.



# AMARA

ahaana



Spread across  
28,168.33 sq. ft.



B+S+12 floors +R



23 Signature  
Residences



4530 - 5300 sq. ft.



₹10.6 - 14.3 Cr.





## WOVEN INTO THE FABRIC OF A DYNAMIC CITY

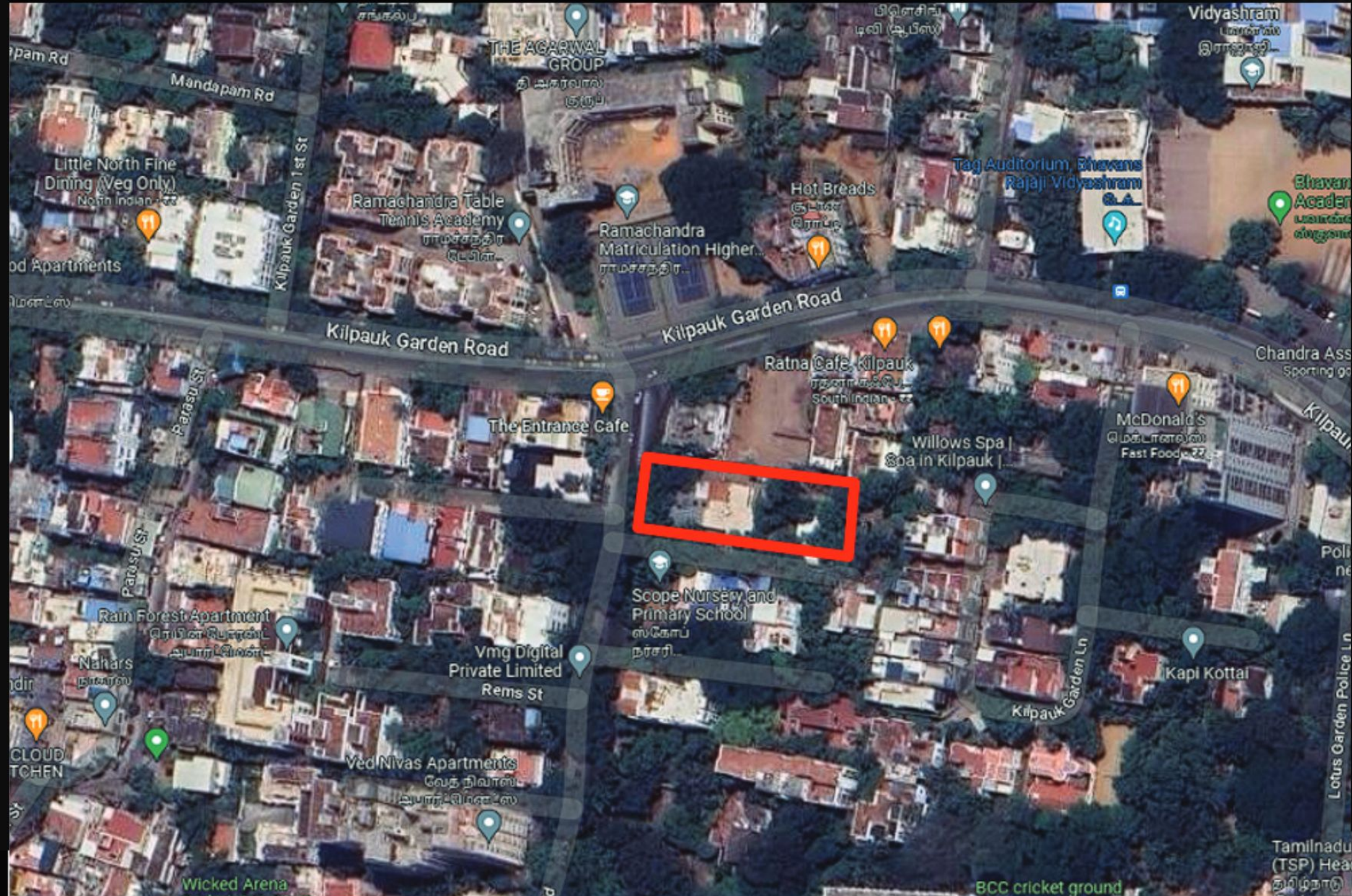
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Gracing the distinguished locale of Taylor's Road in Kilpauk, this exclusive address not only defines a residence but a lifestyle steeped in convenience and distinction. Nestled in the heart of the city, Amara Ahaana ensures seamless access to cultural, culinary,

and entertainment hubs. Kilpauk, renowned for its verdant surroundings and historical allure, serves as the backdrop for this architectural marvel, creating a harmonious blend of urban sophistication and tranquil reprieve.



# LOCATION MAP































AMARA



# ENTRANCE LOBBY





# ENTRANCE LOBBY





# ENTERTAINMENT DEN





# ENTERTAINMENT DEN





CLUB HOUSE





GYM





SPA AND STEAM ROOM





# INDOOR PLAY AREA





# YOGA DECK





KIDS PLAY AREA





OUTDOOR LOUNGE





# SWIMMING POOL





# SWIMMING POOL





SKY LOUNGE





# SPECIFICATIONS

## STRUCTURE

R.C.C Framed Structure  
Designed - Seismic Resistant Structure -Zone III  
Conformed - IS Code 456 Specification

## WALL

Autoclaved Aerated Concrete Block Work  
External - Cement Plaster Further Furnished With  
Elastomeric Texture  
Internal - Cement Plaster Further Finished With POP  
Punning

## FLOORING

Imported Marble In Living And Dining Rooms  
Imported Marble In All Bedrooms  
Large Format Vitrified Tiles In Kitchen  
Outdoor Vitrified Tiles/Natural Stone In Balconies And  
Utility

## DADOING

Full Height Vitrified Tiles On Toilet Walls  
1200mm Vitrified Tiling On Utility Walls

## ENTRANCE DOOR

8' Solid Door Frame And Shutter With Veneer Panel-  
ing On Both Sides With Yale Or Equivalent Digital  
Smart Lock

## BEDROOM & TOILET ROOMS

8' Solid Door Frame And Shutter With Veneer Panel-  
ing On Both Sides With Yale Mortise Lock

## OTHER DOORS

8' Solid Door Frame And Schueco With Laminated  
Paneling On Both Sides With Yale Mortise Lock

## WINDOWS & SIT OUT

Aluminium Windows By Schueco/Tostem/ Alu-k Or  
Equivalent

## C.P. & SANITARY WARE

HansGrohe/Grohe/Duravit/Equivalent Fittings  
WC - Wall Mounted With Concealed Cistern And  
Health Faucet

24/7 Hot Water Supply With Centralized Heat  
Pumps

## LIGHTS

True Ceiling Designer Lights

## ELECTRICAL

Legrand/Schinder Switches And Sockets With  
Modular Plates MCB & ELCB  
TV, Telephone & Data Points

## POWER BACK UP

100% Power Back Up

## AIR - CONDITIONING

Mitsubishi/Daikin/Equivalent VRV  
Airconditioning



# SPECIFICATIONS

## FALSE CEILINGS AND FITTINGS

Saint Gobain/Equivalent Gypsum False Ceiling With  
With Recessed Light Fixtures For All Areas

## PAINTING AND FINISHES

Internal Walls - 2 Coat Puttting With Water Based  
Luxury Emulsion Paint

External Walls - Water Proof Base Coat With Asian  
Ultima Apex/Equivalent

Ceiling - 2 Coat Putty With Water Based Emulsion  
Paint

## COMMON AREAS

Mitsubishi/Equivalent Passenger Lift-3no's

Reticulated Gas Connection

Imported Marble On Floor Lobby Areas And Lift Wall

Cladding

Granite Finish Stair Cases

SS Handrails On Stair Cases

False Ceiling With COD Lights In All Lobby Areas

Rain Water Harvesting

Pressure Pumps

Water Treatment Plant

Submersible Motor

Seperate Lines For Metro Water And Ground Water

CCTV Surveillance

UG Sump And Oht Provision

100% Power Backup

Motorized Entry/Exit Gates

Security Room

Driver's Lounge

## RECREATIONAL SPACES

Exclusive Entrance Lobby

Entertainment Den With Snooker Table

Fully Equipped Gymnasium

Spa With Steam Room

Indoor Play Area With Table Tennis

Yoga Deck

Kids Play Area

Basketball Hoop

Pet Corner

Outdoor Lounge With Water Feature Wall

Lawn With Stepped Seating And Screen Wall

Lawn With Informal Seating

Banquet Hall

Juice Bar Counter

Rooftop Swimming Pool

Kids Pool

Deck With Cabana Seatings



## OTHER ONGOING PROJECTS

Λ M Ā R Λ  
**ARADHYA**  
KOTHARI ROAD

Λ M Ā R Λ  
**ADHYA**  
GOPALAPURAM

Λ M Ā R Λ  
**AANYA**  
ST MARY'S ROAD

Λ M Ā R Λ  
**SESHA**  
GEORGE AVENUE



Λ M Ā R Λ  
**AVIKA**  
POES GARDEN

Λ M Ā R Λ  
**ALEKHYA**  
BISHOP GARDEN

Λ M Ā R Λ  
**AASTHA**  
KILPAUK

Λ M Ā R Λ  
**SATTVA**  
HARRINGTON ROAD

RERA NO.: TN/29/BUILDING/0294/2022/DATED: 04.08.2022 | TN/29/BUILDING/0265/2022/DATED: 14.07.2022 | TN/29/BUILDING/0257/2022/DATED: 08.07.2022 | TN/29/BUILDING/0336/2022/DATED: 06.09.2022

TN/29/BUILDING/0234/2023/DATED: 29.05.2023 | RERA NO.: TN/29/BUILDING/0235/2023/DATED: 29.05.2023 | WWW.RERA.TN.GOV.IN



AMARA

Luxury Residences · Prime locations

FOR ENQUIRIES

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RERA NO: TN/29/BUILDING/0430/2024 DATED 24.07.2024